

FEB 24 2015

SENATE CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION AND THE HONOLULU AUTHORITY FOR RAPID TRANSPORTATION TO CONDUCT A JOINT STUDY ADDRESSING THE DEMAND FOR WORKFORCE HOUSING AND TRANSIT-ORIENTED DEVELOPMENT; AND TO CREATE A DEVELOPMENT PLAN FOR WORKFORCE HOUSING EXPANSION.

1 WHEREAS, the lack of workforce housing is a serious and
2 immediate concern for many of the State's residents; and
3

4 WHEREAS, the high price of housing, low wage positions, and
5 increasing rate of inflation are contributing factors to the
6 State having one of the lowest rates of home ownership and one
7 of the the fastest growing homeless populations in the nation;
8 and
9

10 WHEREAS, according to the Department of Business, Economic
11 Development, and Tourism's population and economic projections,
12 the State's resident population is projected to increase from
13 1,363,621 in 2010 to 1,708,900 in 2040, an average growth rate
14 of 0.8 percent per year; and
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16 WHEREAS, according to a 2011 Hawaii Housing Planning Study,
17 the State will need up to 50,000 additional housing units by
18 2016 to meet the demand generated by changing demographics and
19 economic conditions; and
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21 WHEREAS, the demand for workforce housing units along with
22 the inevitable increase in population, requires the State to
23 take swift and decisive action to prevent more families from
24 being left helpless and homeless; and
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26 WHEREAS, transit-oriented development presents a unique
27 opportunity to address the issues of economic stimulation and
28 housing shortages; and
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1 WHEREAS, an increased supply of workforce units in transit-
2 oriented development zones will provide low-income and moderate-
3 income families with the opportunity to reside in vibrant
4 communities and growing micro-economies; and
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6 WHEREAS, the development of workforce housing units around
7 transit-centered communities will encourage families to utilize
8 public transportation, providing the transit system with a
9 baseline for ridership; and
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11 WHEREAS, according to the Honolulu Authority for Rapid
12 Transportation (HART), a cost-effective transit system requires
13 one-third of the operating and maintenance costs be subsidized
14 by passenger fares and two-thirds of the operating and
15 maintenance costs be funded by government subsidies; and
16

17 WHEREAS, a collaborative effort between the State and HART
18 is necessary to create an effective and efficient development
19 plan for workforce housing; now, therefore,
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21 BE IT RESOLVED by the Senate of the Twenty-eighth
22 Legislature of the State of Hawaii, Regular Session of 2015, the
23 House of Representatives concurring, that the Hawaii Housing
24 Finance and Development Corporation (HHFDC) and HART are
25 requested to conduct a joint study addressing the demand for
26 workforce housing and transit-oriented development; and to
27 create a development plan for workforce housing expansion; and
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29 BE IT FURTHER RESOLVED that one objective of this joint
30 study is to provide the transit system with a baseline for
31 ridership by calculating the number of workforce housing units
32 that are needed within transit-oriented development zones; and
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34 BE IT FURTHER RESOLVED that the joint study evaluate
35 options that will further encourage the construction of
36 workforce housing units and workforce rental units in all
37 transit-oriented development zones; and
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39 BE IT FURTHER RESOLVED that HHFDC and HART are requested to
40 assemble administrative personnel needed to assist in the
41 completion of the joint study and development plan; and
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1 BE IT FURTHER RESOLVED that HHFDC and HART may enter into
 2 cooperative agreements with other public agencies deemed
 3 necessary for the completion of the joint study and development
 4 plan; and

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 6 BE IT FURTHER RESOLVED that the HHFDC and HART are
 7 requested to submit the joint study and development plan to the
 8 Legislature no later than twenty days prior to the convening of
 9 the Regular Session of 2016; and

10
 11 BE IT FURTHER RESOLVED that certified copies of this
 12 Concurrent Resolution be transmitted to the Governor, Executive
 13 Director of the Hawaii Housing Finance and Development
 14 Corporation, Executive Director and CEO of the Honolulu
 15 Authority for Rapid Transportation, Director of Office of
 16 Planning, Executive Director of the Hawaii Public Housing
 17 Authority, Mayor of the City and County of Honolulu, and the
 18 Director of the City and County of Honolulu Department of
 19 Planning and Permitting.

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 22 OFFERED BY:

Paul E. Peltz
Clarence A. Dickerson

THOMAS LUTHER
Therese Chun Akland

Nichelle Tidani

Matt L. R. R. R. R.
Randy H. Bell
John R. R. R.

Bruce R. R. R.
Gilbert K. K. K.
Will R. R. R.

Mike R. R. R.

John R. R. R.
D.C. R. R. R.

Lorraine R. R. R.
R. R. R.
M. R. R.

